

FOR SALE

**"THE LOOKOUT"
26 CHALET ROAD,
PORTPATRICK, DG9 8DN**



South West Property Centre are delighted to bring to the market a most spacious semi-detached villa occupying a splendid, elevated location within the ever-popular seaside village of Portpatrick. From the property there are wonderful views over the village itself to the North Channel and Northern Ireland beyond. In excellent condition throughout the property benefits from a contemporary 'dining' kitchen, delightful shower room, splendid bathroom, en-suite master bedroom, bright décor, uPVC double glazing and gas fired central heating.

HALLWAY, LOUNGE, 'DINING' KITCHEN, SHOWER ROOM, BATHROOM, 3 DOUBLE BEDROOMS (1 EN-SUITE), PARKING

PRICE: Offers over £250,000 are invited



Property Agents

Free pre – sale valuation

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Letting Service

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& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying an elevated position within a new-build development located adjacent to Dunskey Golf Course and only a short distance from the very heart of the village, this is spacious semi-detached family villa from which there are wonderful views over the village itself to the North Channel and Northern Ireland beyond.

In excellent condition throughout and benefiting from a well-fitted contemporary kitchen, splendid bathroom, delightful shower room, en-suite master bedroom, bright décor, uPVC double glazing and gas fired central heating. There is an allocated parking area to the rear.

This well-proportioned family residence is currently used as a most successful 5-Star holiday let.

The delightful village of Portpatrick provides an extensive range of craft shops, hotels and restaurants, general store/post office, church, and primary school. Leisure facilities include an all-weather sports surface and excellent golf courses. There is a charming promenade and harbour which forms the central feature of the village. It also marks the start of the popular walking route on the Southern Upland Way.

All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are located within Stranraer to which there is a local transport service.

The local area has always been known for its array of outdoor activities including walking, fishing, and water sports. There are superb sandy beaches a short drive distant.

Images of Portpatrick harbour



HALLWAY:

The property is accessed by way of uPVC storm door. CH radiator.



LOUNGE:

A generous main lounge with bi-fold door leading to a veranda. From the lounge there are wonderful views over the village itself to the North Channel and Northern Ireland beyond.



View from the veranda



'DINING' KITCHEN:

The kitchen is fitted with a full range of contemporary floor units with marble style worktops incorporating a stainless-steel sink with mixer. There is a ceramic hob, extractor hood, built-in oven, built – in microwave, wine cooler, dishwasher and integrated fridge/freezer. The dining area has French Doors and a Juliet Balcony to the front, from which there are superb views over the North Channel to Northern Ireland beyond.



SHOWER ROOM:

Comprising a WHB, WC and large shower cubicle. Built-in cupboard housing the gas fired central heating boiler. Heated towel rail.



HALLWAY:

The ground floor hallway provides access to the bathroom and bedroom accommodation.



BEDROOM 1:

An en-suite master bedroom to the front with sliding door leading to a patio. Built-in wardrobe and CH radiator.



BATHROOM:

The bathroom is fitted with a 3-piece suite in white comprising a WHB, WC and bath. There is a shower in place over the bath. Heated towel rail.



EN-SUITE:

The en-suite has been fitted with a WHB, WC and large shower cubicle with a mains shower. Heated towel rail.



BEDROOM 2:

A further double bedroom to the front with built-in wardrobe and CH radiator.



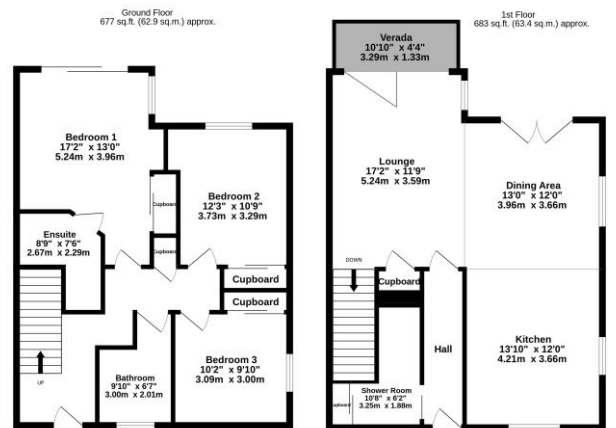
BEDROOM 3:

A double bedroom to the side with built-in wardrobe and CH radiator.



OUTSIDE SPACE:

There is a grass border to the front rear and side. Veranda accessed by way of the lounge and patio accessed by way of the master bedroom.



ENTRY: Negotiable

VIEWING: By appt with **S.W.P.C**

DETAILS PREPARED: 13/11/2024

RATEABLE VALUE: £2950

GENERAL:

All carpets, blinds and integrated kitchen appliances are included in the sale price.

SERVICES:

Mains electricity, water, and drainage. Shared LPG gas supply for central heating & domestic hot water, located off the property. EPC = D

OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd, Charlotte Street,
Stranraer, DG9 7ED.

Tel: (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not, therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.